

**TOWN OF BIG FLATS
PLANNING BOARD MINUTES**

NOVEMBER 3, 2015

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Carl Masler, Angela Piersimoni, Jim Ormiston, Scott Esty,
Bob Byland, Dave Seely

Members Absent: None

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Cody Wenzel, Seth Lovell, John Hunter

Minutes

September 1, 2015

**Motion by Esty, seconded by Seely, to approve the minutes of September 1, 2015, Discussion,
None, Motion Carries 6-0 with Masler abstaining.**

RESOLUTION P-2015-23

**Quest Northeast Preliminary Site Plan
Tax Parcel 57.03-2-4**

Resolution by: Esty
Seconded by: Piersimoni

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on August 14, 2015; and

WHEREAS, the Town of Big Flats Zoning Law permits Storage/Contractor's Equipment Storage as an accessory use (with site plan approval) within the Business Neighborhood Zone; and

WHEREAS, the Town of Big Flats Planning Board requires the applicant to meet all permitting/requirements with the Chemung County Health Department, NYS DOT, and the Town of Big Flats Building Department; and

WHEREAS, the applicant upon final approval shall be required to submit a stamped/signed final engineered site plan as approved prior to any building permit being issued; and

WHEREAS, this board hereby declares itself as lead agency and forwards this application to the

Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required;

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submitted August 14, 2015 as a preliminary plan;

FURTHER RESOLVED, the Town of Big Flats will send this project to the Chemung County Planning Board, Chemung County Highway Department

CARRIED: AYES: Esty, Piersimoni, Muir, Masler, Ormiston, Byland, Seely

NAYS:

Dated: Tuesday, November 3, 2015

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

**PREMIER SIGN SYSTEMS / SIMMONS ROCKWELL AREA VARIANCE REQUEST
224 COLONIAL DRIVE
TAX PARCEL #58.01-2-35.11**

The request is for a sign on the west facing wall specifically advertising Express Lube.

Seely questioned whether this was the original intention. His understanding, at the time of site plan approval, was that the building was for record storage and for the dealership's vehicles only. He does not recall an Express Lube being a part of the plan.

Gilbert explained that two approvals were given previously; record storage / detailing and an oil change area. At that time the applicant stated that the oil changes would be for existing and future customers.

Masler pointed out that the sign would be code compliant if a reduction was made to the other sign (*sign #2*).

Piersimoni asked if the signs would be lighted and was told yes.

Esty feels that if the applicant deems the sign necessary for success, it should be forwarded to the ZBA with a recommendation to approve.

The planning board voted 4-3 recommending denial to the Zoning Board of Appeals.

RESOLUTION P-2015-24
Consolidated Freight Redevelopment Preliminary Site Plan
Tax Parcel 58.03-1-2

Resolution by: Byland
Seconded by: Esty

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on October 16, 2015; and,

WHEREAS, the Town of Big Flats Zoning Law permits "Retail" within the Business Regional zone pending site plan approval; and

WHEREAS, the Town of Big Flats planning board required the applicant to meet all permitting/requirements from the Town of Big Flats Code Office, Chemung County DPW, NYS DOT, Chemung County Health Department; and

WHEREAS, any modifications to the existing lighting plan shall be in accordance with the Town of Big Flats lighting requirements; and

WHEREAS, the planning board forwarded the project to the Chemung County DPW October 19, 2015 and received no further comment; and

WHEREAS, this board hereby declares itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQRA 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required; and

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submitted October 16, 2015 as a preliminary plan,

FURTHER RESOLVED, the Town of Big Flats will send this project to the Chemung County Planning Board, Chemung County Highway Department

CARRIED: AYES: Esty, Piersimoni, Muir, Masler Ormiston, Seely, Byland

NAYS:

Dated: Tuesday, November 3, 2015
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Esty asked what kind of traffic was expected.

Dave Iocco, representing the applicant, said it would be difficult to predict depending on what the products are. However, he does not feel it would interfere with current traffic. Visibility is quite good

in both directions. The property will remain fenced and will be lit according to code. Any signage would also be code compliant.

Byland referred to the staff report noting the requirement to connect to town water.

Iocco acknowledges the requirement and will make sure that it, along with all other code items will be taken care of.

DISCUSSION

DeMets Rooftop Minor Deviation

This is a minor deviation to the approved expansion at the current facility and involves an enclosed stairwell for roof top access. Currently, the only access is a roof hatch making it both difficult and unsafe for utility and roof top maintenance.

Motion by Byland, seconded by Esty, to approve the above changes to be considered a Minor Deviation, and to be handled through that process as per code, Discussion; None, Motion Carries 7-0.

2016 Meeting Schedule

Motion by Seely, seconded by Masler, to approve the 2016 Meeting Schedule as submitted, Discussion; None, Motion Carries 7-0.

Motion by Seely, seconded by Esty, to adjourn at 7:18pm, Discussion; None, Motion Carries 7-0.

Adjourned at 7:19pm